

FILED
8/7/23 4:35 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re:

ARTHUR J. DREXLER,
Debtor

ARTHUR J. DREXLER,
Movant,

vs

CAPITAL ONE, N.A., COMCAST CORPORATION, CONTINENTAL FINANCE
COMPANY, DR. LEONARDS SHOP NOW, DUQUESNE LIGHT COMPANY, FIRST
SAVINGS CREDIT CARD, LTD ACQUISITIONS, LLC., ONE MAIN FINANCIAL,
PEOPLES NATURAL GAS COMPANY, LLC., PREMIER BANKCARD, LLC.,
SANTANDER CONSUMER USA, INC., STONEBERRY, THE MONEY SOURCE, INC.
WILKINSBURG-PENN JOINT WATER AUTHORITY,
Respondents

: Chapter 13
:
: Case No. **23-20267-GLT**
:
: Doc. No. _____
:
: Hearing Date: 8/9/2023 at 10:00
: a.m.

Related to Docket No. 62

ORDER OF COURT

AND NOW, this 7 ***th*** Day of August, 2023, upon consideration
of the ***Application to Employ Realtor***, it is ***hereby ORDERED, ADJUDGED and DECREED*** as follows:

1. The above referenced Application is hereby approved as of the date of the filing of this motion.
2. JOANNE WATTERSON, is hereby appointed as ***Realtor*** for the Debtor in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Debtor's agent in connection with the sale of real estate located at 449 Morris Street, Pittsburgh, PA 15218, Lot and Block Number 233-P-36. A realtor commission in the amount of 4.5% of the full sale price, plus a KW admin. fee of \$549.00, is tentatively approved, subject to final court order.
3. Professional persons or entitles performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested for various identified professionals is not an agreement by the Court to allow such fees in the requested amount. Final compensation, awarded only after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. ***Applicant shall serve the written Order on all interested parties and file a certificate of service.***
6. Based on the representations in the application, and in the event the property is not under contract by the date of this order, the broker is directed to reduce the listing price to \$199,900 as indicated in the comparative market analysis.

Case administrator to mail to:

Trustee
Debtor
Counsel
Realtor/Broker
Office of the U.S. Trustee


Gregory L. Addonio, Chief Judge
United States Bankruptcy Court

ENTERED BY DEFAULT

In re:
Arthur J. Drexler
Debtor

Case No. 23-20267-GLT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Aug 07, 2023

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 09, 2023:

Recip ID	Recipient Name and Address
db	+ Arthur J. Drexler, 449 Morris Street, Pittsburgh, PA 15218-1427
r	+ Joanne M Watterson, Keller Williams Realty, 204 White Oak Place, Mars, PA 16046-3946

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 09, 2023 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 7, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor THE MONEY SOURCE bnicholas@kmlawgroup.com
Jeffrey Hunt	on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com
Keri P. Ebeck	on behalf of Creditor Allied First Bank SD d/b/a Servbank kebeck@bernsteinlaw.com, jbluemle@bernsteinlaw.com;kebeck@ecf.courtdrive.com
Michael S. Geisler	on behalf of Debtor Arthur J. Drexler m.s.geisler@att.net msgeis@yahoo.com;michaelgeisler13@gmail.com;r52973@notify.bestcase.com

Office of the United States Trustee
ustregion03.pi.ecf@usdoj.gov

District/off: 0315-2

User: auto

Page 2 of 2

Date Rcvd: Aug 07, 2023

Form ID: pdf900

Total Noticed: 2

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

TOTAL: 6